



FREMONT PLANNING BOARD

October 3, 2007

Meeting Minutes

Approved October 24 2007

Present: Chairman Larry Stilwell, Co-Chairman Roger Barham, Member Leon Holmes, Jr., Member and CC Rep. Jack Karcz, Building Official Thom Roy and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Stilwell called the meeting to order at 7:05 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the September 19, 2007 meeting as written. Motion seconded by Mr. Barham with favorable vote.

Mrs. Bolduc reported that Brande McLean had phone around 6:30 pm to say that Peter Bearse would be delivering a letter to the Board relative to her interest in becoming a Commissioner Representative to RPC for Fremont. At approximately 7:30 pm Mr. Peter Bearse delivered the letter, thanked the Board and left the meeting.

ZONING AMENDMENTS

Signs:

The Board received and reviewed a draft sign ordinance that was submitted by David West of RPC. Sections included in this Ordinance are; 1.1- Purpose, 1.2 - Definitions, 1.3 - Conditional Use Permit, 1.4 - Signs Authorized Without A Sign Permit, 1.5 - Prohibited Signs, 1.6 - Signs Authorized With A Permit (provisions on size and placement), 1.7 - Inspection and Compliance, 1.8 - Notice and Non-conforming Structure.

Mr. Roy suggested, and the Board agreed, that Special Event signs, Seasonal signs, Sandwich Board signs and Temporary Window signs (1.6- H, I, J, and L respectfully) should not need to be permitted and should be moved to 1.4 (Signs Authorized Without A Sign Permit).

Topics of discussion included signs relative to site plan and conditional use permits, sideline and street setbacks as well as size and height of a sign and structure.

It was agreed to research sign definitions and continue to address this ordinance at the next meeting.

Aquifer Protection District Density:

There was a discussion relative to lot requirements. It was noted that the current zoning ordinance

requires 2 acres per lot minimum for property located outside of the Aquifer District. It requires 3 acres per lot minimum for property located within the Aquifer District, but the frontage and setback requirements as well as density for multi-family units remain the same as with the 2 acre lot requirement and are not increased proportionally with the 1 acre lot increase. Mr. Stilwell suggested addressing the lot size differences and leaving the frontage and setbacks the way they are. This prompted a general discussion relative to a decrease in number of lots and increased road frontage as it relates to a potential subdivision. Mr. Roy agreed to create a table showing proposed incremental adjustments for the 3 acre Aquifer Protection District requirements. It was agreed continue to address this possible ordinance amendment at the next meeting

GOVERNOR'S FOREST

Mr. Stilwell reported that the Board has received copies of the following relative to Governor's Forest:

1. A 2006 notarized agreement between the Town of Fremont, by it's Board of Selectmen, and Martin Ferwerda of Ferwerda Development, Inc, with regard to additional permitting, public safety, building permits and finalizing construction of the Mobile Home Park known as Governor's Forest Mobile Home Park.
2. A 2007 replacement of the agreement as above, signed but not notarized.
3. September 12, 2007 Renewal of Irrevocable Letter of Credit #0400005119-803 for excavation reclamation from Community Bank & Trust to the Planning Board in the amount of \$90,000. This ILOC replaces the existing \$90,000 ILOC and expires on October 11, 2008.
4. September 25, 2007 correspondence from Martin Ferwerda to Town Administrator Heidi Carlson relative to remittance of \$4,000 to combine with the \$3,000 cash deposited last year, to add to the \$90,000 excavation bond, making it a total of \$97,000. This correspondence also remits the \$50 mobile home park permit for Governor's Forest.
5. September 13, 2007 correspondence from Martin Ferwerda to Town Administrator Heidi Carlson relative to the replacement LOC for the road bond and noting that Linda Land Phase D-2 was not included ("consistent with last year and our last meeting")
6. September 12, 2007 Renewal of Irrevocable Letter of Credit #0400005119-802 from Community Bank & Trust to the Planning Board in the amount of \$33,400 for reclamation of "road and associated infrastructure improvements". This ILOC replaces the existing \$199,000 and expires on September 20, 2008.
7. September 27, 2007 to the Board from the Selectmen explaining their decision to allow a different road bond amount than recommended by the Planning Board.
8. October 2, 2007 from Town Administrator Heidi Carlson to Martin Ferwerda acknowledging the receipt of the above mentioned Letters of Credit and the return of the former ones. She also acknowledged the mobile home park fee, advising him that his 2007 agreement had not been notarized and that a new letter of permission from Albert & Joyce Witham for use of the connector road is due by October 25, 2007.

Mr. Karcz reported that on October 1, 2007 he and Mr. Roy visited the Governor's Forest site and he feels that there is more than 5 acres open in the gravel pit area of the project, adding that there is a lot of material yet to be taken.

There was a conversation relative to the ongoing activity and the bonding situation at the Governor's Forest project.

Mr. Roy asked if the Planning Board is willing to allow building permits to be issued. Mr. Stilwell stated that according to the information on the agreement no building permits can be issued for Linda Lane and Sharon Way until that construction is completely bonded and, except for the small portion from Tarah Way to Linda Lane that goes to a pump house, it is not bonded at this time. There was a conversation relative to Linda Lane and the possibility that it may either be the last road built or not built at all. Mr. Barham stated that the recent road and excavation bond recommendations made by the Planning Board were made in good faith based on the information the Board had and without knowing about the prior agreement. He added that the Board may want to respectfully suggest that the Selectmen support the requirement for the construction or bonding of the loop road (Linda Lane) within the limits of the Fremont Subdivision /Site Plan Review Regulations. Mr. Stilwell stated that the Board will consider drafting a letter to that effect.

CORRESPONDENCE

1. Notice of the November 7 – 9, 2007 Local Government Center (LGC) Annual Conference

REGULATION AMENDMENTS

Due to the lateness of the hour, the Board did not review the proposed amendments to the Subdivision Regulations or Site Plan Review Regulation at this meeting and will continue that review at the meetings of October 10 or 24, 2007.

Mrs. McLean's correspondence was not addressed and will be discussed at the next meeting when there are more members present.

Mr. Karcz made the motion to adjourn at 10:50 pm.
Motion seconded by Mr. Holmes with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary